



## BROKER REGISTRATION AGREEMENT – NEW CONSTRUCTION

Date of Visit: \_\_\_\_\_ Model Name: \_\_\_\_\_

Guest Name: \_\_\_\_\_ Guest Phone: \_\_\_\_\_

Guest Address: \_\_\_\_\_ City: \_\_\_\_\_ St: \_\_\_\_\_ Zip: \_\_\_\_\_

Broker Name: \_\_\_\_\_ Agent Name: \_\_\_\_\_

Agent Address: \_\_\_\_\_ City: \_\_\_\_\_ St: \_\_\_\_\_ Zip: \_\_\_\_\_

Agent Phone: \_\_\_\_\_ Agent Email: \_\_\_\_\_

Subject Property: \_\_\_\_\_ City: \_\_\_\_\_ St: \_\_\_\_\_ Zip: \_\_\_\_\_

1. Any Broker (and that Broker's salesperson) may participate in the Golden Magnolia Inc Broker Co-Op Program if the Broker and the salesperson have active Florida Real Estate Licenses at the time the Broker or the salesperson, as the case may be, sign this Registration Agreement and at the time a commission is earned as a result of the Guest's purchase of a Golden Magnolia Inc home.

2. The Broker or that Broker's undersigned salesperson must accompany the Guest to the Golden Magnolia Inc Sales Center at the time of and for the purpose of the Guest's initial visit. This Registration Agreement must be completed in full at the time of the Guest's initial visit and signed by the Broker or sales person who accompanies the Guest and by an employee of Golden Magnolia Inc Homes at the Golden Magnolia Inc Sales Center.

3. This Registration Agreement and the rights granted hereunder are valid only for the four month period immediately following the date of the visit set forth above.

4. If within the four-month registration period a binding Contract for Sale and Purchase is executed by the Guest and Golden Magnolia Inc, Golden Magnolia Inc will pay to the Broker a commission of 3.5% percent of the published base home price at the time of Contract for Sale and Purchase. Golden Magnolia Inc Homes will pay the commission referenced in this Paragraph 4 within 30 days of the receipt in full by Golden Magnolia Inc of the draw due under the Contract for Sale and Purchase when the slab has been poured, foundation survey approved and when a deposit of not less than 10% of the purchase price has been paid and no contingencies to the contract exists. Broker agrees to repay Golden Magnolia Inc the commission advanced to Broker under this Agreement in the event the Contract for Sale and Purchase upon which the advance is based does not result in a sale and purchase, regardless of why the transaction does not close. Such repayment shall be due within 5 days after the date of written demand by Golden Magnolia Inc

5. There are no promises, representations, warranties or statements of the like that are part of this Registration Agreement unless specifically and expressly set forth in this Registration Agreement. This Registration Agreement cannot be altered, modified or amended unless set forth in writing and signed by the Broker and Golden Magnolia Inc.

6. Golden Magnolia Inc will pay a commission only to the Broker whose name appears on this Registration Agreement. The salesperson of the Broker hereby waives any claim or demand against Golden Magnolia Inc for a commission, and the salesperson agrees that any claim or demand for a commission that the salesperson elects to make will be made by the salesperson directly to the Broker. This Agreement shall not constitute under

any circumstance a joint venture or otherwise create any relationship between the Broker and Golden Magnolia Inc, other than as two contracting parties.

7. This Agreement shall control over any provision pertaining to real estate commissions in a Contract for Sale and Purchase between Golden Magnolia Inc., or one of its affiliates, and the Guest.

---

Broker	Date	Realtor	Date
--------	------	---------	------

Golden Magnolia Inc,  
by its Manager Golden Magnolia Inc

---

_ Authorized Agent of Golden Magnolia Inc	Date
---	------